

# **HISTORIC PRESERVATION PROGRAM OPTIONS**


**November 20, 2014**



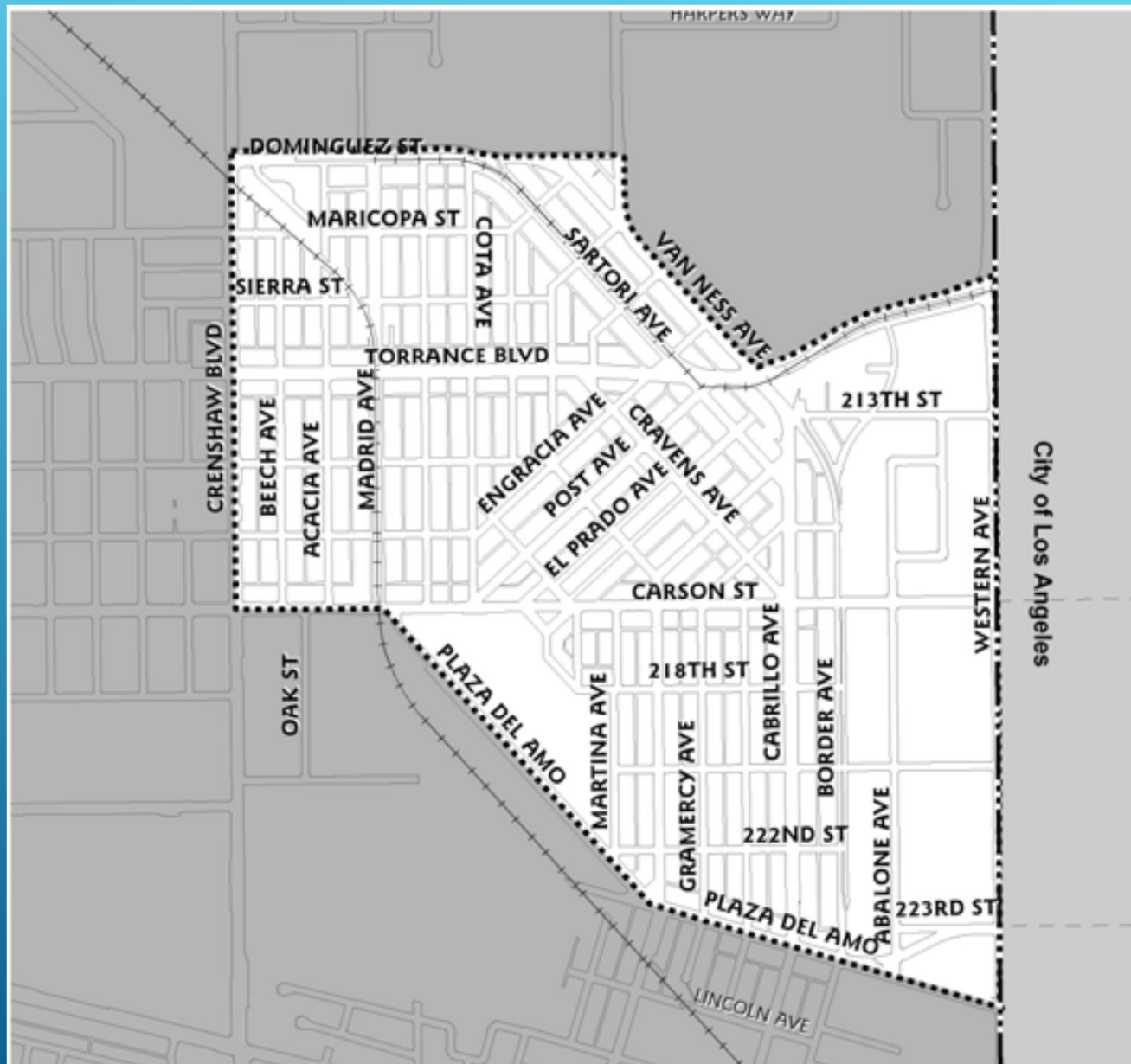
## BACKGROUND

- ▶ Historic Resource Survey prepared by Historical Society
- ▶ In 2004-2005, Council Committee on Community Planning and Design held public workshops that resulted in:
  - ▶ Torrance Tract recognized as “Old Torrance Founded 1912”
  - ▶ Architectural Design Guidelines prepared
  - ▶ Directing staff to prepare an ordinance to establish a voluntary preservation program that takes advantage of the Mills Act.

# HISTORIC RESOURCE SURVEY

- ▶ Prepared by Torrance Historical Society with assistance from preservation consultant
  - ▶ Approximately 1,800 structures surveyed in the Torrance Tract
  - ▶ Structures categorized as contributor, altered contributor & non-contributor
  - ▶ Adopt a resolution approving Survey
  - ▶ A resource for future Historic Preservation programs
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# Torrance Tract





# Property Recognition Program

- ▶ Certificate of recognition awarded for properties rehabilitated or restored
- ▶ Strategic Plan goal
- ▶ Awards selection committee



# Incentives Program

- ▶ Discounted Building permit, plan check and development fees
- ▶ Expedited Plan Check review
- ▶ Relief from certain Code requirements



# MILLS ACT PROGRAM

- ▶ Contract agreement between property owner, City and County Assessor
- ▶ Eligible properties must be listed on local, State, or National historic register
- ▶ Property tax relief
- ▶ Owner maintains and rehabilitates property



# OVERLAY DISTRICT PROGRAMS

- ▶ Design Review Overlay District
- ▶ Conservation Overlay District
- ▶ Historic Preservation Overlay District
- ▶ Review of proposed construction and alterations for design compatibility






# CALIFORNIA HISTORIC BUILDING CODE

- ▶ Preserves integrity of historic structures
- ▶ An alternative to Uniform Building Code
- ▶ Limit application to exterior remodeling or restoration projects



# SUMMARY OF OPTIONS

- ▶ Establish Property Recognition program
  - ▶ Provide financial incentives and/or code relief
  - ▶ Establish Mills Act program
  - ▶ Create Overlay District
  - ▶ Adopt the California Historic Building Code
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